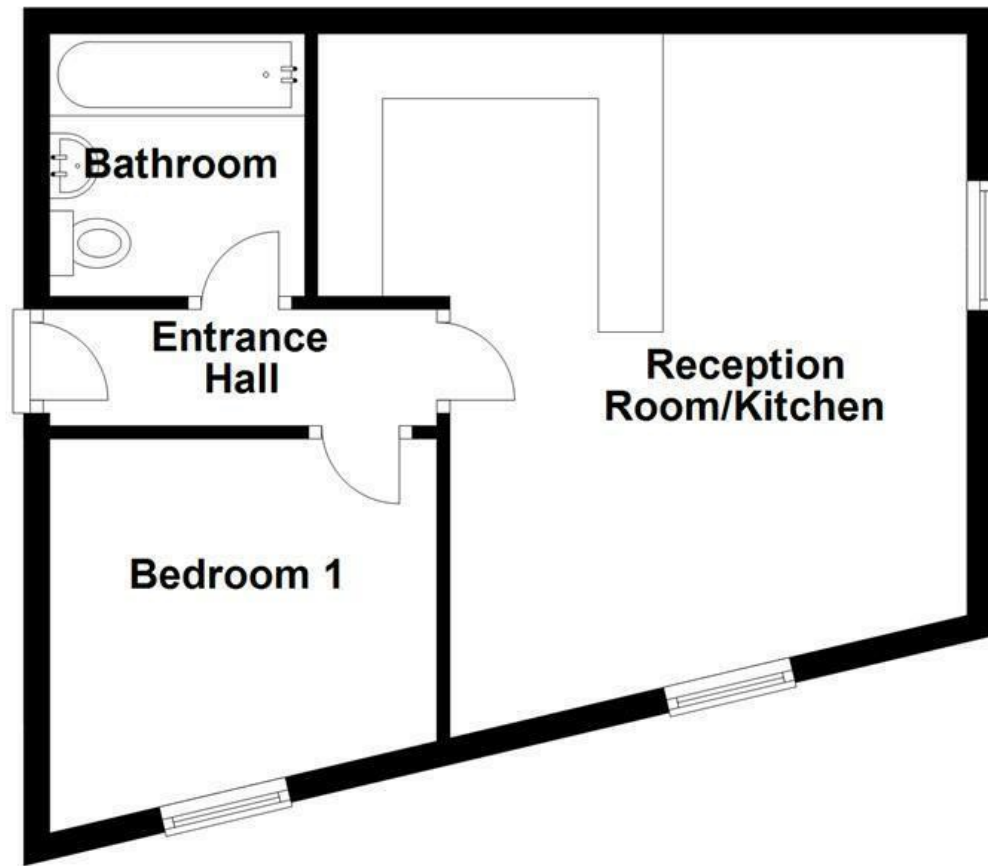


### Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



## Nairne Street, Burnley, BB11 4NP

£595

THE PERFECT HOME FOR ANY SINGLE OCCUPANT OR PROFESSIONAL COUPLE

Having undergone a full transformation and renovated to the highest standard throughout, this enviable one bedroom first floor flat is being proudly welcomed to the rental market in the sought after location of Burnley. With modern fixtures and fittings, neutral decoration and spacious rooms throughout, this fantastic property is the perfect home for any single occupant or professional couple truly not to be missed! Situated conveniently close to bus routes, local schools, railway stations and amenities, as well as network links to Accrington, Pendle, Rossendale and major motorway links.

The property comprises briefly; Through a communal, secure entrance you are welcomed into a hallway which leads on to a spacious and contemporary open plan kitchen and living space, a double bedroom and modern bathroom. The property also benefits from gas central heating, intercom system, full CCTV and beautiful outdoor lighting surrounding the building. Internet bill is also included in the monthly rent.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Nairne Street, Burnley, BB11 4NP

£595



- WIFI INCLUDED
- On Street Parking
- Contemporary Open Plan Kitchen And Living Space
- Close Proximity To Local Amenities
- Council Tax Band A
- One Double Bedroom Top Floor Flat
- Fully Renovated With Viewing Essential
- EPC Rating C
- Ideal Property For Single Occupancy Or For A Professional Couple
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Via a communal hall and stairs to first floor.

## First Floor

### Entrance

Hard wood door to entrance hall.

### Entrance Hall

9'10 x 2'11 (3.00m x 0.89m)

Wood effect lino, doors to open plan reception room/kitchen, bedroom and bathroom.

### Reception Room/Kitchen

17'11 x 16'5 (5.46m x 5.00m)

Two UPVC double glazed windows, two central heating radiators, range of grey panel wall and base units, marble effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric Lamona oven with four ring gas hob, space for freezer, integrated breakfast bar, television point and wood effect lino.

### Bedroom One

10' x 9'2 (3.05m x 2.79m)

UPVC double glazed window, central heating radiator and smoke alarm.

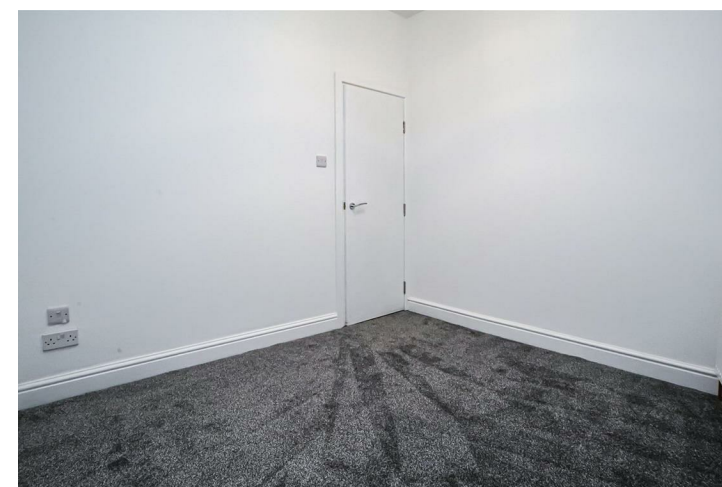
### Bathroom

6'8 x 6'6 (2.03m x 1.98m)

Central heating radiator, three piece suite, panel bath with mixer tap and rinse head, pedestal wash basin, dual flush WC, tiled elevation, extractor fan, loft hatch and wood effect lino.

### Lower Ground Floor

Access to electric and gas meters.



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